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mtc-67812



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State of Oregon, County of Klamath  
Recorded 01/14/05 10:59 a.m.  
Vol M05 Pg 03034  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

After recording return to:

Indar Bhan

28451 KOKKLER RD

EUGENE, OR 97402

Until a change is requested all  
tax statements shall be sent to  
The following address:

Indar Bhan

28451 KOKKLER RD

EUGENE, OR 97402

Escrow No. RD071994JF

### STATUTORY WARRANTY DEED

**James L. Stedman and Hermelinda F. Stedman, as tenants by the entirety**, Grantor(s) hereby convey and warrant to ~~Indar Bhan~~, Grantee(s) the following described real property in the County of ~~DESCHUTES~~ and State of ~~OREGON~~ **KLAMATH**, free of encumbrances except as specifically set forth herein:

**\*\*Indar Bhan and Heidi L. Bhan, Husband and wife**

**Lot 37 in Block 3 of TRACT NO. 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

Key No. 166581

2607-001DO-07500-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$14,000.00**.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17<sup>th</sup> day of December, 2004

James L. Stedman  
James L. Stedman

Hermelinda F. Stedman  
Hermelinda F. Stedman

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on Dec 17, 2004 by James L. Stedman and Hermelinda F. Stedman.



Jill M Ford  
(Notary Public)  
My commission expires NOV 14, 2005

2/10 am